

HARVARD PROPERTY ADVISORS, INC.Real Estate Investment Services

November 12, 1999

Mr. Fritz Duda
Trinity Mills-Midway Partners, Ltd.
C/O Fritz Duda Co.
One Galleria Tower
13355 Noel Road, LB3
Suite 1315
Dallas, Texas 75240

VIA FACSIMILE: 972-991-5184

RE: Clarification of Maintenance, Inventory and Naming Issues at the Carrollton Golf Facility

Dear Mr. Duda:

At the request of Mr. Don Holmstrom of Family Golf, Inc., and as a follow on to your meeting with him and Mr. Bill Leatherberry on November 9, 1999, I tender this letter in an effort to clarify Golfcraft's position in regards to the ongoing maintenance, retail sales and naming of the Carrollton facility upon our succession as tenant under the lease.

1. Ongoing Maintenance: It is our goal to conduct an ongoing maintenance program at the Carrollton site commensurate with maintenance regimen currently in place at our golf practice facility in Plano, (The Golf Center of Plano). To further this objective, we have hired Prime Golf Group, the current manager of our Plano facility, to manage the operations at Carrollton. I have enclosed a copy of the current Maintenance / Agronomic Plan as designed by Prime which will be used as the blueprint for the maintenance program at Carrollton. As the Golf Center of Plano is widely regarded as a first class practice facility, due in no small part to Prime's rigorous maintenance efforts, we feel confident that there will no maintenance issues at Carrollton.

2. Retail Sales: A retail sales program is an important amenity that we offer at our Plano facility and we are committed to the belief that all of our practice sites should offer retail sales in a manner consistent with the quality of the respective practice facility. Therefore, it is our intention to continue the retail sales program currently in place at the Carrollton facility. As

detailed in the retail plan prepared by Prime, which was delivered to you prior to your November 9th meeting with Mr. Holmstrom, we intend to offer the highest quality golf related merchandise currently available in the marketplace. Our goal is to maximize inventory turns while reducing the losses attributable to overstocking and seasonality. To achieve this goal, inventory levels will be monitored closely. Based on our retail experience at Plano, we believe that the initial inventory stock at Carrollton should be approximately \$80,000 - \$100,000. However, as market conditions develop, we will maintain any inventory level we deem necessary to maximize profits.

3. Naming of the Facility: As represented to us in the purchase contract with Family Golf Inc., we have the right to rename the Carrollton facility upon the closure of our deal. To date, we have not identified a new name for Carrollton. However, our long-term goal is to create a new brand identity for all of our golf centers which may require renaming all of the facilities in the portfolio, including Carrollton.

We look forward to a smooth transition and remain confident that you will be impressed with our ownership of the Carrollton facility. If you have any questions, please call me at 972-931-0881.

Very truly yours,



Gary S. Bresky
Senior Vice President

CC: Don Holmstrom

Enclosure

The Golf Centers of Texas Maintenance/Agronomic Plan

Goals and Objectives

The primary goal of each center is to provide quality turf-grass and optimal playing conditions through out the year. Creating and administering a complete agronomic plan that promotes the health of the turf and providing detail management to create an enjoyable golfing experience for our members and guests. The Centers will establish a basic level of quality and generate budgets to achieve that goal. Each center will maintain that goal in the boundaries of the budgets created for each facility.

The maintenance standards listed below are the generally excepted minimum standards unless management agrees to add or reduce the practices after financial considerations, use and expectations

Maintenance Standards:

Daily:

- Mow Greens
- Change Cups
- Change Tee Markers
- Rake Bunkers
- Empty Trash
- Clean Clubhouse Grounds
- Stock Sand buckets/Water Coolers

Three Times Weekly

- Mow Tees
- Mow Range Targets
- Top dress Tees
- Mow Fairways/Roughs/Landing Areas/House Grounds
- Clean Parking Area

Weekly (or as needed)

- Weed Eat all Path areas, fences, trees and light poles
- Weed flower beds, spot spray weeds
- Edge Cart/Walking Paths

- Shag Balls in un-pickable areas

The following is a general agronomic plan for the maintenance of Bermuda-grass greens in North Texas. Each facility will create a customized agronomic plan based on turf type and facility. This plan will be evaluated by Prime Golf, and their consultants to ensure quality agronomic practices are being implemented therefore ensuring turf-grass quality.

Agronomic Plan for Overseeded Hybrid Bermuda-Grass Greens (North Texas)

- **January:** Fertilize w/ 21-3-16 at ½ lb. of Nitrogen once a month. Spray liquid iron once this month.
- **February:** Fertilize w/ 21-3-16 at ½ lb. of Nitrogen once this month. Spray pre-emerge (Bensumec) at 6 oz per 1000 sq. ft with liquid iron at 2 oz per 1000 sq. ft.
- **March:** Fertilize w/ 21-3-16 at ½ lb. Nitrogen once this month. Spray primo WSB at 0.125 oz/1000 sq. ft. once during the month Add 2 oz./1000 of iron in the tank.
- **April:** Fertilize w/ 15-0-30 at ½ lb. Nitrogen per 1000 sq. ft once this month. Spray primo WSB at 0.125 oz. /1000 sq. ft with a little iron in the tank once this month. Optional: Spray Lesco Flo or similar wetting agent at 8 oz./1000 sq. ft. Water in heavy. Helps prevent localized dry spots and will help with transition.
- **May:** Fertilize w/ 15-0-30 at ½ lb. of Nitrogen once this month. Spray pre-emerge (Bensumec) at 6 oz//1000 sq. ft with iron in the tank once this month. If overly warm, start verticutting greens once a month.
- **June:** Fertilize w/ 21-3-16 IBDU slow release at ½ lb. Nitrogen every two weeks or twice this month. Apply second application of Lesco Flo or a similar wetting agent at 8 oz./1000 sq. ft. once this month. Start verticutting once or twice a month with light topdressing depending on the weather. Aerify greens once this month with at least a ¼ inch tine and topdress to fill holes. One app. Of gypsum at 5 lb./1000 and K-Mag at the same rate would be optimum.
- **July:** Fertilize w/ 21-3-16 IBDU at ½ lb. Nitrogen every two weeks this month. Spray primo wsb at 0.031 oz./1000 once this month. Verticut greens once a week if possible and try to topdress as often as possible afterwards.
- **August:** Fertilize w/ 21-3-16 IBDU at ½ lb. Nitrogen every two weeks this month. Verticut greens once a week as needed. Aerify greens with ¼ inch tine and fill holes with topdressing. Apply K-Mag and Gypsum at 5 lb/1000 after aerification

- **September:** Overseeding time! Use 60/40 Rye/Poa Trivialis seed. Spray primo wsb at 0/031 oz./1000 one week prior to overseeding. Verticut heavy right before overseeding and topdress lightly afterwards. Apply 10-18-22 at ½ lb. Nitrogen as pre-plant fertilizer after topdressing. Overseed rate for greens = 15-20 lbs. Per 1000 sq. ft.
- **October:** Fertilize with 10-18-22 IBDU at ½ lb. Nitrogen per 1000 sq. feet once this month. Spray iron once this month for color if needed.
- **November:** Fertilize w/ 10-18-22 at ½ lb. Nitrogen once this month. Pre-emerge greens 60 days after overseeding with Bensumec at 8 oz./1000. Spray iron if needed.
- **December:** Spray a soluble fertilizer and micronutrients as needed maybe once this month.

Remember! Do not over water greens, whether bent or Bermuda, it will create problems!!